GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Godavari Urban Development Authority (GUDA) – Peddapuram Municipality - Change of Land Use from Industrial use to Residential Use to an extent of Ac.2.53 cents in R.S.No.188/6A of Peddapuram Municipality as applied by Sri G. Sivarama Sekhar – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 184 Dated: 28-05-2019

Read the following:-

1. From VC, GUDA, Lr.Roc.No.1780/2018/GUDA, dt:07.12.2018.
2. Govt. Lr.No.UDA0GUDA/3/H2/2019, dt:18.02.2019.
3. From the Lr.Roc.No.1780/2018/GUDA, dt:23.02.2019.
4. Govt. Lr.No.UDA0GUDA/3/H2/2018, dt:19.03.2019.
5. From VC, GUDA, Lr.Roc.No.1780/2018/GUDA, Dt:03.04.2019.
6. Govt. Memo No.11411/I2/2011, MA&UD (I2) Dept., dt:30.06.2012.
7. Govt. Memo No.UDA0GUDA/5/H2/2019, dt:23.04.2019.
8. A.P. Extraordinary Gazette No.72, Part-I, dt:24.04.2019.
9. From the VC, GUDA, Lr.Roc.No.1780/2018/GUDA, dt:22.05.2019.

***

ORDER:-

The Draft variation to the land envisaged in Peddapuram General Town Planning Scheme, issued in reference 7th read above was published in Extra-ordinary Andhra Pradesh Gazette No.72, Part-I, dated:24.04.2019. The Vice Chairman, Godavari Urban Development Authority (GUDA), Kakinada in the reference 5th read above has informed that the applicant has paid total an amount of Rs.2,04,800/- vide D.D.No.501701, dated:26.03.2019, towards Development/Conversion Charges for the proposed change of land use.

2. The Vice Chairman, Godavari Urban Development Authority (GUDA), Kakinada in the reference 9th read above, has informed that, they have published the draft variation appendix notification pertaining to change of land use in the “Vaartha” Telugu news paper in “Deccan Chronicle” English news paper on 15.05.2019 respectively calling for objections/suggestions from the general public. On publication of notification no complaints/suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette i.e., 28.05.2019.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Vice Chairman, Godavari Urban Development Authority, Kakinada, E.G. District.
The Commissioner, Peddapuram Municipality, Pedapuram, E.G. District.

Copy to:
The individual through the Commissioner, Peddapuram Municipality, Pedapuram, E.G. District.
The Director of Town and Country Planning, AP, Guntur.
The District Collector, East Godavari District, Kakinada.
Sf

// FORWARDED ::BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Peddapuram General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.284, MA., dated:23.05.2003 and proposed in exercise of the powers conferred by Section-15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (AP Act No.5 of 2016).

VARIATION

The site in R.S.No.188/6A of Peddapuram to an extent of Ac.2.53 cents of Peddapuram Town and the boundaries of which are shown in the schedule hereunder and which is earmarked for Industrial use in the General Town Planning Scheme (Master plan) of Peddapuram sanctioned in G.O.Ms.No.284, MA., Dated:23.05.2003 is now designated for Residential use by variation of change of land use based on the Council Resolution No.501, dated:29.10.2018 and marked as “A, B, C, D” in the revised part proposed land use map G.T.P.No.03/2019/GUDA available in the Municipal Office, Peddapuram town, **subject to the following conditions that:**

1. The applicant shall hand over the site affected in proposed Master Plan road widening to the concerned Authority through registered gift deed at free of cost.
2. The applicant shall buffer necessary buffer on Southern side due to existing canal and other sides where the site adjoining to the earmarked industrial land use and vacant on ground, as per rules in force.
3. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Dry land in Sy.No.188(P) of Smt. Nekkanti Sridevi
East	:	Existing land in Sy.No.187(P) & Sy.No.203(P)
South	:	Existing 8’-0’’ wide field bodhi in Sy.No.188(P)
West	:	Existing 92’-0’’ wide which is proposed to 100’-0’’ wide Master Plan road leading from Jaggampeta to Kattamuru

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER